

77 Belmont Villas SW
Calgary, Alberta

MLS # A2174182



\$798,900

Division:	Belmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,376 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot, Zero Lot Line		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)

Inclusions: TV Bracket

~~~Builder Upgraded Home with Premium Features~~~ | LUXURY LIVING | 3 BED - 2.5 BATH | 2,376 Sqft | 2023 BUILDER UPGRADED MODEL | CUSTOM LAYOUT | CLOSE TO AMENITIES | WELCOME to this exquisite home built by Cedarglen in the vibrant community of Belmont. ==MAIN FLOOR== As you enter, the open foyer leads to a spacious area featuring 9-foot ceilings, bright windows, premium wide-plank engineered hardwood flooring, and an upgraded trim package. At the heart of the home is a stunning kitchen, equipped with upgraded cabinetry, huge centre island with granite sink, stainless steel appliances&mdash;including a gas cooktop&mdash;quartz countertops, and a large walk-through pantry. The kitchen seamlessly connects to the large dining room, which opens to the south-facing deck. The expansive living room showcases a feature wall with a fireplace. A convenient office nook, mudroom with a sitting bench, and a 2-piece powder room complete the main floor. ^^UPSTAIRS^^ Features engineered hardwood flooring, a central bonus room, three bedrooms, and two full bathrooms. The primary bedroom boasts a 5-piece ensuite and a massive walk-in closet. The upstairs laundry room adds further convenience to the home's thoughtful layout. \_\_BASEMENT\_\_ The basement offers an open layout with 9-foot ceilings and a mechanical room tucked away for a clean design. --OUTSIDE-- The backyard provides abundant space, with a newly built deck and full fencing for privacy. \*\*ADDITIONAL FEATURES\*\* This home is equipped with a 220-volt plug in the garage for electric car charging, a dual-zone furnace for customized temperature control, a water softener, and a tankless water heater for energy efficiency. [[THE COMMUNITY]] Enjoy close proximity to K-9 schools, playgrounds, parks, and shopping. This is

an amazing opportunity that won't last long, so book your private showing today!